



£280,000

TENURE : FREEHOLD

Meadowlands, Kirton, IP10

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Semi-Detached House

**Additional garden room /
second reception room**

Three Bedrooms

Integral garage

Fully paved front driveway

Ground Floor Cloakroom

Wainwrights Estate & Letting Agents Ltd
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Wainwrights presents this well-presented three-bedroom semi-detached house, located in the popular village of Kirton.

The property offers spacious accommodation including an entrance hallway, ground floor cloakroom, fitted kitchen, integral garage, generous lounge, garden room, three bedrooms and a modern family bathroom.

Externally, the home benefits from a fully paved frontage providing off-road parking for approximately two to three vehicles, access to the garage, and a south-facing rear garden with lawn, patio seating area and established planting.

A fantastic opportunity to acquire a spacious family home in a desirable village location

Outside Front 6.27m x 7.90m (20' 7" x 25' 11")

The property benefits from a dropped kerb extending across the full width of the frontage. The front garden is fully paved with red herringbone-style block paving, providing off-road parking for approximately two to three vehicles, with access to the garage and a small step leading to the front door. There is also an outside tap to the front.

Entrance Hallway 4.25m x 1.82m (13' 11" x 6')

Entered via a partially glazed UPVC front door with fixed obscure double glazed side panel, the entrance hallway features tiled flooring, radiator, understairs cupboard housing the gas meter, and doors leading to the ground floor accommodation.

Ground Floor Cloakroom

Fitted with a WC and hand wash basin set within a vanity unit, with tiled flooring and extractor fan.

Kitchen 3.54m x 4.08m at widest (11' 7" x 13' 5")

A fitted kitchen with UPVC double glazed window to the front aspect, tiled flooring and radiator. The kitchen comprises wood-effect laminate worktops, inset single drainer stainless steel sink, floor-level cupboards and drawers, matching eye-level cupboards, space and plumbing for a dishwasher, space for a cooker, washing machine and upright fridge freezer, and partially tiled walls. A door provides access to the integral garage.

Integral Garage 5.45m x 2.35m (17' 11" x 7' 9")

Accessed via a garage door from the front driveway, with power, lighting and internal access from the kitchen.

Lounge room 5.49m x 3.50m (18' x 11' 6")

A generous rear-facing lounge with flooring, radiator, coving to the ceiling and UPVC double glazed sliding patio doors opening to the rear. A further door leads through to the garden room.

Garden Room / Reception Two 4.20m x 2.43m narrowing to 2.8m (13' 9" x 8')

A bright additional reception space with full-length UPVC double glazed windows to the side aspect, UPVC double glazed sliding patio doors to the rear, radiator, and LVT herringbone-style wood-effect flooring.

First Floor Landing

With carpeted flooring, loft hatch access, feature ceiling lights and doors leading to all first floor rooms.

Master Bedroom 4.08m x 3.13m (13' 5" x 10' 3")

A spacious front aspect bedroom with UPVC double glazed window, radiator, carpeted flooring, ceiling spotlights, feature panelled wall and full-length fitted wardrobes.

Bedroom Two 3.51m x 2.97m (11' 6" x 9' 9")

A rear aspect bedroom with UPVC double glazed window, radiator and carpeted flooring.

Bedroom Three 2.65m x 2.43m (8' 8" x 8')

A further rear aspect bedroom with UPVC double glazed window, radiator and carpeted flooring.

Bathroom 2.25m x 1.66m (7' 5" x 5' 5")

A modern bathroom fitted with a P-shaped bath with thermostatically controlled shower, riser and glass and chrome shower screen, hand wash basin set within a vanity unit, and WC. Further features include an obscure UPVC double glazed window to

the front aspect, inset ceiling spotlights, extractor fan, modern radiator and fitted illuminated mirror.

Garden 14.50m x 8.01m (47' 7" x 26' 3")

The south-facing rear garden is mainly laid to lawn, with hardstanding to the far end and a modern patio seating area. The garden also features an established olive tree, attractive borders, roses and a variety of flowering shrubs.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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